

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/44 Strettle Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Thornbury

Period - From 23/01/2019

to 22/01/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	3/139 Normanby Av THORNBURY 3071	\$683,000	16/11/2019
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/01/2020 09:56

3/44 Strettle Street, Thornbury Vic 3071



Peter Leahy
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Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
23/01/2019 - 22/01/2020: \$580,000



2 1 1

Rooms: 3
Property Type: Townhouse
Agent Comments

Comparable Properties



3/139 Normanby Av THORNBURY 3071 (REI) **Agent Comments**

2 2 1

Price: \$683,000
Method: Auction Sale
Date: 16/11/2019
Property Type: Townhouse (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.